

# land use element

## INTRODUCTION

### discussion

The Land Use Element is designed to guide Issaquah’s planning process – to deftly accommodate growth and change while ensuring the community’s high quality of life, treasured natural amenities, distinct neighborhoods and character are retained. Land use patterns determine the unique character of the City and its individual neighborhoods, and the types and locations of future development and redevelopment. Land use patterns also determine traffic patterns and the ability or inability to effectively alter those patterns over time. Land use policies guide the interpretation of strategic plans, the land use regulations, zoning and other municipal regulations which are the implementation tools used to further accomplish the vision identified in this plan.

### regions of the city

Issaquah is divided into fifteen subareas in order to facilitate planning and discussion. (See Figure L-2: Subareas) Many subareas have an existing character that will be retained through zoning and development standards, such as Tiger Mountain, Squak Mountain and parts of Olde Town. Some subareas, such as Central Issaquah and Lakeside are intended to change from their existing character through the vision, goals and policies set forth in the Comprehensive Plan and the implementing regulations and documents. More discussion regarding each subarea can be found in the Land Use Background Report (Volume 2).

- Squak Mountain
- Sycamore
- Olde Town
- Lakeside
- Newport
- Central Issaquah\*
- Tiger Mountain
- Issaquah Highlands
- Lake Sammamish State Park
- Talus
- North Issaquah
- Providence Point
- Greenwood Point
- Tibbetts Creek
- Montreux

\* Central Issaquah Subarea includes the Rowley and Costco Development Agreements

### amendments

Amendments to the Land Use Designation Map or the Comprehensive Plan shall be considered by the City Council once a year, except for those amendments which meet certain criteria established under state law {RCW 36.70A.130(2)(a)}.

### growth targets, assumptions and development capacity

King County Countywide Planning Policies (“CPPs”) are a series of policies that address growth management issues in King County. The Growth Management Planning Council (GMPC) brings together elected officials from King County and the cities and jurisdictions within it to develop the CPPs.

Adopted and ratified by the cities in 2013, the CPPs provide a countywide vision and serve as a framework for each jurisdiction to develop its own comprehensive plan, which must be consistent with the overall vision for the future of King County.

The CPPs require all jurisdictions to accommodate housing and employment targets, partly through Comprehensive Plans that, by state law, provide for 20-year planning horizons. The housing and employment targets were last updated in 2006. But the Legislature pushed back the deadline for major updates to Comprehensive Plans to 2015, which effectively changed the current planning horizon to 2015-2035. In response, some jurisdictions extrapolated their targets in the future for an additional four years, in order to voluntarily reflect higher targets for those additional years.

The City has elected to not extrapolate its adopted targets as that action would confuse the existing adopted targets.

In 2015, the City applied to have the Central Issaquah Urban Core as a regional growth center. As part of the application, the City is required to adopt housing and jobs assumptions in addition to the adopted, state mandated housing and job targets. There is no set time frame in which these regional growth center assumptions must be met. Therefore, the adopted housing and jobs assumptions may extend well beyond 2035. All development that occurs within the Regional Growth Center is counted towards the State housing and job targets; adopted goals are not in addition to the State adopted targets. This is similar to the situation when development capacity in Issaquah Highlands enabled the City to exceed its 2025 State housing target. The Regional Growth Center housing and jobs buildout assumptions from the 2012 Central Issaquah Draft Environmental Impact Statement (DEIS) are shown in Table L-1. These assumptions do not have an established buildout date.

Table L-1: State Growth Targets and Central Issaquah EIS Assumptions

	State Growth Targets	Timing: 2006-2031	Issaquah's 20-year Plan: 2015-2035	PSRC Regional Growth Center EIS	Timing: Market Determined	Central Issaquah Planned Action EIS	Timing: Market Determined
Housing	5,750		No change from State Target	7,185		7,750	
Jobs	20,000			14,555		19,225	
	Citywide			Central Issaquah Core		Central Issaquah	

Source: Issaquah Development Services Department, 2016

Table L-2: Units Toward 2031 Adopted  
State Housing Target

YEAR	NEW UNITS <sup>1</sup> ( <del>PERMITTED</del> )	TOTAL UNITS (CITYWIDE) <sup>2, 3</sup>
2006	581	9,418
2007	498	11,481
2008	686	12,168
2009	274	12,442
2010	131	13,914 <sup>4</sup>
2011	104	14,018
2012	235	14,253
2013	431	14,684
2014	231	14,915
2015	167	15,082
2016	104	15,186
2017	1,016	16,202
2018	445	16,647
2019	154	16,801
<u>2020</u>	<u>623</u>	<u>17,424</u>

2006 - 2031 Housing Target 5,750  
 New Units Permitted 5,~~057~~680  
 Units Needed to meet Target 69370  
 % of Target Met 8899%

<sup>1</sup> This number includes ~~units that were issued~~ building permits completed between April 2 and April 1 of each year. It does not include the following annexed units.

2006 Greenwood Point/South Cove (1,565 units)\*  
 2008 Highlands Drive (1 unit)

\*Housing units not included in OFM counts until the year after they were annexed

<sup>2</sup> Source: Office of Financial Management *Postcensal Estimates of April 1 Housing Units 1980, 1990 to Present*

<sup>3</sup> This number includes annexed housing units.

<sup>4</sup> OFM added 1,341 housing units to Issaquah as an adjustment based on the 2010 Census.

Table L-3  
Jobs Toward 2031  
Adopted State Jobs Target

YEAR	NEW JOBS	TOTAL JOBS <sup>1, 2, 3</sup> (CITYWIDE)
2006		21,876
2007	894	22,770
2008	247	23,017
2009	-241	22,776
2010	-845	21,931
2011	163	22,094
2012	899	22,993
2013	764	23,757
2014	1,149	24,906
2015	1,881	26,787
2016	913	27,700
2017	1,265	28,965
2018	1,596	30,561
<u>2019</u>	<u>1,918</u>	<u>32,479</u>

2006-2031 Jobs Target	20,000
New Jobs since 2006	<del>8,685</del> <u>10,603</u>
<b>Jobs Needed to meet Target</b>	<b><del>11,315</del><u>9,397</u></b>
% of Target Met	<del>43.43</del> <u>53.02</u> %

<sup>1</sup> Data is from January 1 through December 31 of each year.

<sup>2</sup> The estimated number of jobs shown consists of employment for those firms, organizations and individuals whose employees are covered by the Washington Unemployment Insurance Act. Covered Employment excludes self-employed workers, proprietors, CEOs, etc., and other non-insured workers. Typically, covered employment has represented 85-90% of total employment. Note that this includes part-time and temporary employment, and if a worker holds more than one job, each job would appear in the database.

<sup>3</sup> Source: Employment Security Department, U.S. Bureau of Labor Statistics, *Quarterly Census of Employment and Wages*

The City's available capacity remaining to meet the adopted growth targets is shown in acres, units and jobs in Table L-3, below. This "capacity" is calculated by King County, using "vacant" and "redevelopable" land information from its 39 cities, and measuring land supply and land capacity. This information will be updated during the next Buildable Lands and State growth targets cycle. Using this capacity data, Issaquah is able to accommodate the "additional" jobs and housing targets from 2032-2035 within Central Issaquah and other areas of the City.

## DON'T KNOW IF THIS CAN BE DONE IN 2020. BUILDABLE LANDS PUSHED OUT

**Table L-4: Issaquah's Remaining Land Supply and Capacity**

		Net Available Acres	Net Capacity
HOUSING	Single Family Zones	264.16	738
	Multifamily Zones	21.48	189
	Mixed Use Zones, including Urban Villages (Multifamily)	161.20	10,385
	<b>TOTAL HOUSING</b>	<b>446.90</b>	<b>11,312</b>
JOBS	Commercial Zones	11.30	292
	Mixed Use Zones, including Urban Villages	161.20	26,419
	<b>TOTAL EMPLOYMENT</b>	<b>172.50</b>	<b>26,711</b>

Source: The King County Buildable Lands Report 2014

### potential annexation areas

As part of the Growth Management Act, areas within the greater King County Urban Growth Boundary are intended to be served by urban services. Potential Annexation Areas (PAAs) are unincorporated areas within the Urban Growth Area (UGA) that are adjacent to the City, and to which the City is expected to provide public services and utilities before 2022. The City's remaining potential annexation areas is East Cougar Mountain.(see Figure L-3: Potential Annexation Areas)<sup>1</sup>

## LAND USE VISION

Establish a pattern of development that maintains and enhances the quality of life within the community and sets the framework for a sustainable community by addressing environmental, economic and social issues. As part of the fundamental value and identity of forested character, tree cutting will be minimized outside Central Issaquah through stronger protection of the forested hillsides. Protection of the remaining forested hillsides and tree canopy enhancement on developed hillsides will ensure that Issaquah's Alps will provide the forested transition from the adjacent natural areas outside the Urban Growth Boundary. The public realm is a community value and the City strives to connect all aspects of the public realm through trails, shared use routes and other connections.

<sup>1</sup> A summary of each Potential Annexation Area can be found in the Land Use Section of Volume 2.

# GOALS AND POLICIES

## growth management act

### discussion

The Growth Management Act (GMA) lists planning goals that shall "guide the development and adoption of comprehensive plan and development regulations" (RCW 36.70A.020). All the GMA planning goals relate in some way to the Land Use Element; however, the planning goals specific to this element are:

- GMA-1.** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- GMA-2.** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- GMA-3.** Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
- GMA-4.** Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

In addition to the planning goals, the Growth Management Act requires the Land Use Element to:

- GMAL-1.** Designate the proposed general distribution and general location and extent of the land uses, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, public utilities, and other land uses.
- GMAL-2.** Identify population densities, building intensities and estimates of future population growth.
- GMAL-3.** Provide for protection of the quality and quantity of ground water used for public water supplies.
- GMAL-4.** Review of drainage, flooding, and storm water run-off<sup>2</sup> in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state.

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<sup>2</sup> See also Utilities and Public Services Element

## natural environment

**LU Goal A. Maintain and enhance the natural systems and features of the City and surrounding area from the potentially negative impact of human activities, including but not limited to, land development.**

### discussion

Issaquah is located primarily on a valley floor that is surrounded by steep hillsides formed by Tiger, Squak and Cougar Mountains and by the southern end of Lake Sammamish. It also includes several streams and creeks including Tibbetts Creek, Schneider Creek, Issaquah Creek, the East Fork and the North Fork, as well as many acres of wetlands.

This section provides policies to maintain key functions and values that provide the natural physical foundation for the community while acknowledging the need to accommodate growth. It is important to be responsible stewards of the natural resources so that future generations may enjoy and benefit from them as the City does today. It is equally important to recognize that resources exist for the benefit of not only humans but also for other living creatures and plants, as well.

- LU Policy A1** Balance urban development and the health and safety of citizens against the value associated with the protection and promotion of the natural environment, Significant Trees and environmentally critical areas.
- LU Policy A2** Ensure that all development is consistent with the City's vision through the implementation of the Land Use Code, critical areas regulations and other development regulations.
- LU Policy A3** Encourage efficient use of land by allowing clustering of buildings within developments, consistent with the City's development and design standards, to provide the maximum consolidated pervious surface, open space, efficient extension of urban services, and protection of critical areas and their buffers.
- LU Policy A4** Continue to implement off-site transfer of development rights, on-site density transfers and variances to protect the property rights of landowners with critical areas; and as an incentive for protecting forested hillsides that are not defined as Steep Slopes by the Land Use Code.
- LU Policy A5** Maintain the forested character of older developed hillsides such as Squak Mountain, Cougar Mountain (not including Talus) Tiger Mountain and the Plateau (such as Overdale Park) by requiring that new and infill development should be made compatible through: limited clearing/grading provisions; protection and preservation of existing tree canopy; limiting size of development and number of buildings within clusters; limiting lot size and height provisions; and providing links to sidewalks and bike paths since a vehicular grid may be difficult in hillside development. For those hillside neighborhoods that have recently undergone dense urban development, such as Issaquah Highlands, Talus and Lakeside, protect and preserve the remaining forested hillsides and restore the area over time so that it once

again attains the forested character so valued by the community. Restoration adds to habitat, erosion protection and offsetting the urban heat island effects and can include tree plantings in parks, critical area buffers, and other locations where appropriate.

- LU Policy A6** Prioritize acquisition of forested hillside land that enhances connections to public land and supports the community value of forested hillsides.
- LU Policy A7** Respect the topographic character of each site, including hillsides, by making as small a change in the environment as necessary and practical with the intentions of conforming to the natural topography and maintaining slope stability. This shall be done through building design and siting, minimizing the height of retaining walls, and limiting alteration to native grade. Existing native vegetation that is non-invasive shall be retained, and trees shall be retained consistent with the City’s tree retention requirements. Site clearing and grading shall be sensitively handled to maintain and enhance the character of the area. [adapted from Central Issaquah’s Architectural Urban Design Manual, “Hillside and Sloped Sites”]
- LU Policy A8** Discourage any changes to increase the Urban Growth Boundary adjacent to Issaquah and increased density of property outside the Urban Growth Boundary.
- LU Policy A9** Coordinate land use planning and management of fish and wildlife resources with affected State agencies and federally recognized tribes.
- LU Policy A10** Permit small scale agriculture, horticulture and hobby farm activities to continue where existing or where such uses would not adversely impact critical areas or the character of the surrounding area.
- LU Policy A11** Identify permanent open spaces and designate them as areas of permanent low density or no development. These lands shall not be redesignated in the future to other urban uses or higher densities.
- LU Policy A12** Continue to prohibit the inappropriate conversion of undeveloped land into sprawling, low density development through clustering uses and structures, on-site density transfers, and considering the establishment of minimum densities.
- LU Policy A13** Support the goals of the Mountains to Sound Greenway Project (see also LU Goal H).
- LU Policy A14** Integrate natural features such as wetlands, riparian corridors and forested hillside views into the site design as amenities and protect them as environmental resources. Require natural resources management practices into site development and operation by:



- a. incorporating natural drainage practices into park development to provide community amenities and watershed benefits, where appropriate and feasible;
- b. integrating the Green Necklace into the riparian corridors to achieve multiple benefits, including enhanced fish and wildlife habitat, trail connections and environmental education; and
- c. allowing flexibility in building design, orientation, spacing and landscaping.

**LU Policy A15** Use innovative land use tools such as Transit-Oriented Development, Transfer of Development Rights, Development Agreements, Inclusionary Housing, Form-Based Code etc., to optimize community benefits.

**LU Goal B. Achieve and maintain an overall tree canopy of at least 50% for reasons such as, but not limited to, offsetting the urban heat island effects, sequestering carbon dioxide emissions, and creating an inviting pedestrian environment.**

#### discussion

The City of Issaquah has a rich heritage of wooded areas such as the Tradition Plateau Natural Resource Conservation Area, the Talus Native Growth Protection Area, McCarry Woods, Park Pointe, other Native Growth Protection Easements and residential areas that include many Significant Trees. Preservation of these trees is important to maintain the character of Issaquah and consistent with the American Forest Association recommendation that suburban residential areas maintain an overall tree canopy of 50% to offset the urban heat island effects and sequester carbon dioxide emissions. Although the majority of Issaquah is not suburban residential, Issaquah uses the recommended 50% tree canopy for suburban residential areas to support our higher tree canopy goal citywide. Although a lower tree canopy goal could be chosen, the higher citywide tree canopy goal recognizes the valued forested hillsides of Squak and Tiger Mountain which include suburban residential neighborhoods. The 2012 *Urban Tree Canopy and Vegetation Assessment* found that, approximately 48.1% of Issaquah's land area is covered by trees.

Urban forests improve air quality, absorb rainwater, improve biodiversity and provide shade, beauty and privacy. They provide shelter to animals and recreational areas for people, moderate local climate, slow wind and stormwater, and provide shade for homes and businesses to conserve energy. Tree canopy is valuable for homeowners as mature trees in residential areas raise home values in addition to providing environmental amenities. For example, wooded neighborhoods on Squak Mountain and in Overdale Park are valuable to the City as neighborhoods with environmental amenities that also promote the City treasure of protected forested hillsides and the fundamental value of the forested character.

Urban Forestry is the overall resource management practice that includes the long term care of trees and their associated understory plantings. It addresses tree care in natural open space and within the essential urban environment. Management challenges include maintaining tree inventories, quantifying and qualifying the benefits of trees and their associated vegetation, minimizing costs, maintaining public support, and establishing workable regulations for trees on public land, and providing education on good management practices for private land owners.

Urban Forestry in Issaquah needs to address the management of trees on two distinct levels.

- Street Trees, planter islands and landscape trees in developed areas form the framework of Urban Forestry in the City. Urban environments often create difficult conditions for the maintenance of tree health, including limited root and canopy space, poor soil quality, inconsistent water, light and heat, as well as pollution and mechanical and chemical damage to trees. Special consideration of these trees in the built environment needs to be addressed.
- Native Growth Protection Easements and other open space areas provide forest ecosystems essential to maintaining the forest function. These areas offer different resource management challenges such as the necessity to do restoration work, removal of invasive plants, planting of appropriate trees and understory and maintaining adequate drainage and watering of trees during their establishment are all critical to the end product of a healthy forest ecosystem.

A guideline for the continued maintenance of these two distinct areas needs to be addressed through an Urban Forestry and Open Space Management Plan.

**LU Policy B1** Address the management of trees on two distinct levels.

- a. Identify trees in the urban environments that create difficult conditions for the maintenance of tree health, including limited root and canopy space, poor soil quality inconsistent water, light and heat as well as pollution and mechanical and chemical damage.
- b. Preserve the forest ecosystems found in Native Growth Protection and open space areas through maintenance and restoration including planting of appropriate trees, removal of invasive plants and adequate drainage and watering.

**LU Policy B2** Retain existing trees in critical areas and their buffers, along designated pedestrian corridors and in other green spaces. Increase and enhance the City's Tree Canopy through a program of tree planting in public areas, including street trees in planter strips, public parks, open spaces and City facilities. Consider programs that create incentives for residents and businesses to plant trees on their private property.

**LU Policy B3** Maintain and strengthen, where possible, Tree City USA status.

**LU Goal C. Conserve and protect environmentally critical areas from loss or degradation. Maintain critical hazard areas as open space and significant areas of steep slopes, undeveloped shorelines and wetlands.**

#### discussion

The most effective way to protect critical areas while accommodating required growth is to avoid development in critical areas. However, allowing all properties some reasonable economic use is also important. Therefore, the City provides other means of protection for critical areas where development is allowed such as clustering, on-site density transfers or Transfer of

Development Rights. These methods allow development on the areas of the site best suited for development while leaving critical areas undeveloped and ensuring that the community's environmental values are not compromised.

**LU Policy C1** Base the critical area regulations, the Shoreline Master Program and their updates on Best Available Science as defined by the rule issued by Washington State Department of Commerce.

**LU Policy C2** Focus future growth in:

- a. areas with no or minimal environmentally critical areas;
- b. vacant platted lots in areas with existing public facilities;
- c. areas where infill and redevelopment can occur with less environmental impacts due to the degree of existing development; and
- d. areas where clustering development can protect environmentally critical lands and preserve and protect remaining forested hillsides.

**LU Policy C3** Require new development and substantial redevelopment to comply with adopted standards and buffers to protect critical areas.

#### **LU Goal D. Improve stormwater quality and management.**

##### **discussion**

The City has addressed stormwater and floodplain management through several ongoing programs. The importance of these efforts were first recognized in 1996 by the Issaquah Creek Basin and Nonpoint Action Plan that was approved jointly by the City and King County. This plan established goals for managing the water resources in the watershed. Since that time additional environmental and regulatory actions have gained importance, with the 1999 listing of Chinook Salmon under the Endangered Species Act and the 2007 issuance of the National Pollutant Discharge Elimination System (NPDES) Phase II Municipal Stormwater Permit by the State Department of Ecology being the most significant.

The City's efforts towards effective floodplain management is reflected high in FEMA's Community Rating System, a program that reduces flood insurance costs to city residents if a community implements additional regulations and programs that reduce flood risks and damages. Effective flood mitigation programs, including property buy-outs, home elevations, redevelopment of flood-prone commercial areas, and City flood warning systems and response actions, have occurred to reduce future flood losses and increase public safety. Those efforts should continue.

Groundwater supplies a portion of the public water supply for Issaquah and the East Sammamish Plateau. As such, protection of the Lower Issaquah Valley aquifer is needed to keep pollutants, such as accidental spills or intentional dumping, from reaching the ground. Consequently, an aggressive program of aquifer protection is needed, including restricting or prohibiting land uses or activities that could potentially contaminate the aquifer recharge areas in the event of an accidental spill or dumping. The City is taking measures, through the Critical Aquifer Recharge Area (CARA) program to protect the aquifer as development in the City continues.

Storm water management regulations that protect local streams as well as natural resources in the larger Puget Sound basin have been in place for over 30 years. In February 2010, those stormwater regulations were significantly expanded under the National Pollutant Discharge Elimination System (NPDES) Phase II permit. These new regulations, along with additional storm water requirements that must be incorporated into local codes by 2017, place significant additional requirements on property owners that desire to redevelop but must mitigate for impacts of stormwater runoff. As allowed by the Phase II permit, in 2011, the City was successful in obtaining Ecology approval of an alternative storm water development standard for certain areas of the Issaquah Valley floor because it was shown that the receiving streams (essentially old agricultural drainages) did not require the same high level of protection as compared to the default Phase II Permit standards. This change significantly enhanced the ability for property owners to redevelop within Central Issaquah, by reducing the amount of storm water detention needed to mitigate the impacts of their development (but not affecting water quality treatment requirements). A map showing the location of the affected area can be found in Figure U-1, Municipal Stormwater Basins. However, since other areas of the City are still faced with redevelopment challenges under the Phase II Permit, a watershed plan is proposed in the near future to further evaluate how stormwater requirements can be locally modified as aided by stormwater infrastructure improvements (such as regional detention facilities). This will help identify a stormwater management policies and strategies that 1) are effective and sustainable under the new Phase II Permit regulatory requirements, 2) are protective of the environment, 3) accommodates the City's long-range land use goals for desired future redevelopment, and 4) integrates stormwater facility design with land use planning and open space guidelines.

- LU Policy D1** Coordinate stormwater management facilities that serve multiple properties as opposed to multiple individual systems, when possible, to provide more effective stormwater management, greater environmental benefit and cost efficiency. The feasibility of constructing regional facilities to meet stormwater requirements for redevelopment of urban core areas should be evaluated for effectiveness of meeting both growth targets and stormwater development requirements. When detention is not required, ensure full water quality treatment is provided in accordance with drainage manual requirements.
- LU Policy D2** Encourage stormwater best management practices that promote on-site stormwater infiltration, effective water quality treatment, and the conservation and recapture of rainwater for use in irrigation systems.
- LU Policy D3** Identify and implement stormwater solutions that promote development and redevelopment, while also protecting receiving streams and groundwater, within the requirements of the NPDES Phase 2 Municipal Stormwater Permit (Phase II Permit) and other state and federal regulations.
- LU Policy D4** Ensure the Lower Issaquah Valley Aquifer is not adversely impacted as development in the City continues by administering a Critical Aquifer Recharge Area program of aquifer protection, including restricting or prohibiting land uses or activities that could potentially contaminate the

aquifer recharge areas in the event of an accidental spill or dumping.

- LU Policy D5** Ensure the recharge ability of the aquifer is not compromised as development in the City continues by administering a Critical Aquifer Recharge Area program of aquifer protection, including restricting or prohibiting land uses or activities that could potentially contaminate the aquifer recharge areas in the event of an accidental spill or dumping.

**LU Goal E. Enhance wetlands and the riparian corridors of the City's lake, creeks and streams to improve environmental functions and fish and wildlife habitat.**

**discussion**

While it is not always possible to return water bodies to their original condition, restoring lakes, streams and creeks, and maintaining their functions and values as much as possible, can improve fish and wildlife habitat, environmental functions, recreational uses, and aesthetics. The [2020 Shoreline Master Program \(SMP\)](#), ~~to be updated in 2020~~, governs Lake Sammamish, the Mainstem of Issaquah Creek and the East Fork Issaquah Creek. The purposes of the SMP are to:

1. guide the future development of shorelines in the City of Issaquah in a positive, effective, and equitable manner;
2. promote the public health, safety and general welfare of the community by providing long range, comprehensive policies and effective, reasonable regulations for development and use of Issaquah's shorelines; and
3. ensure, at minimum, no net loss of shoreline ecological functions and processes and to plan for restoring shorelines that have been impaired or degraded.

To protect Tibbetts Creek, the City adopted Tibbetts Creek Greenway Restoration Plan in 1995; much of the plan has been implemented. The Rowley Development Agreement (Appendix J, 7.0 B. Buffer Areas) and the Central Issaquah Plan and development standards seek to complete the restoration plan for Tibbetts Creek.

- LU Policy E1** The goals and policies of the City's adopted Shoreline Master Program (SMP) shall be considered an element of this Comprehensive Plan. All other portions of the SMP, including use regulations, shall be considered part of the City's development regulations.

- LU Policy E2** Connect natural areas to stream corridors and open spaces.

- LU Policy E3** Purchase creekside parcels to enhance and restore Issaquah's creeks.

- LU Policy E4** Enhance Riparian corridors and wetlands to integrate the views and open space they provide into all developments, where applicable.

- LU Policy E5** Explore methods to provide incentives to streamside property owners for enhancement of riparian habitat.

- LU Policy E6** Coordinate with Washington Department of Natural Resources and Ecology, King County and adjacent jurisdictions to implement the Endangered Species Act.

## climate change

### **LU Goal F. Encourage innovative climate solutions which advance the City towards a carbon neutral community.**

#### discussion

A Carbon Footprint assesses the greenhouse gas emissions created by activities within the City limits. A preliminary inventory of Issaquah's carbon emissions was completed in February 2009 in partnership with ICLEI (Local Governments for Sustainability) and is the first step needed to set a base line measurement of carbon emissions. Setting a carbon reduction goal, developing an action plan and beginning carbon reduction measures are the next steps. As these steps are taken, the Comprehensive Plan's strong sustainable development and climate change policies provide the framework for the related sustainability indicators, targets and monitoring needed to reduce carbon emissions.

When local data can be evaluated, through ICLEI or other methods, local emission targets for Issaquah may replace the King County target, adopted in 2014, to reduce countywide sources of greenhouse gas emissions, compared to a 2007 baseline, by 25% by 2020, 50% by 2030, and 80% by 2050. The City's progress on meeting the emissions target should be evaluated periodically using established greenhouse gas emissions protocols and monitoring and assessing the impacts of climate change regionally.

- LU Policy F1** Educate residents, businesses and developers regarding ways to limit the community's impact upon climate change such as through development and redevelopment requirements, improved efficiency, carbon sequestration and other climate solutions.
- LU Policy F2** Encourage all development and infrastructure in the public and private sectors which:
- Use less energy and have a lower climate impact, and incorporate into developments, where possible.
  - Use less water
  - Are less toxic and healthier
  - Incorporate recycled and reclaimed, third party green certified, and locally produced materials
  - Reduce storm water runoff
  - Provide wildlife habitat, and
  - Incorporate waste water recycling
- LU Policy F3** Reduce the city-wide greenhouse gas emissions, compared to a 2007 baseline, below 25% by 2020, below 50% by 2030 and below 80% by 2050.
- LU Policy F4** Reduce the impacts of climate through education, incentives, policies and regulations that require reduction and mitigation of greenhouse gas and



carbon dioxide equivalent emissions in all land uses and by providing incentives for innovative climate solutions which advance the City towards a carbon neutral community.

- LU Policy F5** Lobby for regional and statewide regulations which match the City's carbon reduction targets and strategies.
- LU Policy F6** Consider establishing a program to support energy efficiency retrofits of existing buildings which will not be redeveloped in the short term.
- LU Policy F7** Work with Puget Sound Energy and other state and federal programs to expand Issaquah participation in the Green Power Program, a voluntary way for residents and businesses to buy renewable energy equal to the amount of electricity they use.
- LU Policy F8** Reduce greenhouse gas emissions from all facets of its operations including construction, maintenance and management of City-owned facilities and infrastructure.
- LU Policy F9** Seek ways for applicants to evaluate and quantify the greenhouse gas emissions of their new development and provide an assessment of potential measures to reduce emissions. Assessments shall use best available science of climate change impacts, through sources such as the University of Washington's Climate Impacts Group and others, and established greenhouse gas emissions protocols. Mitigation measures for impacts to climate change may be determined through the SEPA process.
- LU Policy F10** Identify and implement programs and policies to reduce greenhouse gas emissions from existing buildings, infrastructure and other emission sources through retrofits and alternative transportation measures and other strategies.

## sustainability

**LU Goal G. Aim to be a regional leader by incorporating sustainable development, both public and private, to ensure Issaquah's ability to meet future social, economic, educational and environmental needs through innovative and creative methods. Where possible, the City strives to exceed standards, practices and methods to ensure that Issaquah grows in a sustainable way.**

## discussion

"In Issaquah we are striving to achieve the highest possible quality of life for today's citizens and for future generations. Quality of life means livability – a livable community enjoyed by all where natural resources and the environment are protected, the economy is healthy and vibrant, and citizens are supported, active, and contributing. We recognize that Issaquah is not an island; in order to grow and live sustainably, we must connect to and cooperate with our neighbors. The way we live our lives is a cornerstone of a sustainable Issaquah....." *Measuring What Matters in Issaquah (Sustainability Sounding Board, recommendations March 20, 2009)* Social and economic sustainability policies are discussed in detail in the Human Services and Economic Vitality

Elements.

- LU Policy G1** Promote elements of sustainability in the natural environment such as expanding non-motorized and alternative transportation modes, sustainable building programs similar to Built Green, LEED™ Certification (Leadership in Energy and Environmental Design), energy and other codes and incentives, recycling, integrated pest management, low impact stormwater measures, aquifer recharge, water conservation, habitat restoration, open space acquisition and other programs.
- LU Policy G2** Support principles of Smart Growth™, providing assistance to the business community and training for the local workforce in ecosystem friendly practices and other programs.
- LU Policy G3** Partner with the Issaquah School District to site Compact Schools to meet the anticipated growth throughout the District. New Compact Schools shall be located to offer safe pedestrian, bicycle, transit and public access from the community to the facility.
- LU Policy G4** Compact schools shall be designed to allow bus and car access yet prioritizing buses over cars, including bus only drop-offs and pickups with pathways for bus riders, transit riders, cyclists and walkers to the facility which culminate in weather protected entrances to create comfortable waiting areas. Separate bicycle paths from sidewalks to ensure safe pedestrian access to schools.
- LU Policy G5** Siting of Compact Schools shall reflect land scarcity by using smaller footprints; on lots smaller than that of recommended State minimum acreage guidelines.
- LU Policy G6** Compact School design shall use the least amount of land for development and supporting infrastructure that is reasonable under the circumstances by building taller buildings, using nearby public parks and recreational facilities when available and minimizing the use of portable and modular units.
- LU Policy G7** Partner with the Issaquah School District and other entities; when appropriate to provide shared uses of facilities meeting the needs of the students and the neighborhood community, such as school meeting rooms, on and off-site parking, multi-purpose outdoor spaces, and on and off-site recreational facilities.
- LU Policy G8** Encourage elements of the social environment including affordable housing by promoting community participation in the implementation of the Strategic Work Program and other programs.
- LU Policy G9** Integrate Sustainable Development criteria, requirements and development standards into the Issaquah Municipal Code to ensure that all projects in the City are required to achieve a minimum level of environmental sustainability.



- LU Policy G10** Manage City owned land in a sustainable manner including:
- a. Integrated Pest Management practices on public lands and rights-of-way; to reduce reliance on chemical pesticides, protect endangered species and public health, while also considering public safety, economic, legal and/or aesthetic requirements.
  - b. A plant health care approach to designing, managing and maintaining landscapes. This approach matches appropriate plants to their respective sites, emphasizes proper site preparation to ensure plant establishment, and promotes long term success with a minimum of artificial inputs.
  - c. Creekside and wetland restoration programs that improve habitat and decrease flooding potential.
  - d. Public Education programs that provide an easily accessible source of information regarding the public stewardship role in a sustainable community.
  - e. Tree planting programs to enhance our Tree Canopy.

#### development patterns

**LU Goal H. Allow for and accommodate growth in a manner that is fiscally responsible, responsive to the community and enhances and protects the natural environment.**

#### discussion

The City is consistent with the intent of GMA, Mountains to Sound Greenway and the Cascade Agenda in its goal is to ensure a long-term, balanced, healthy and sustainable relationship between land and people. The shared aim of these organizations is to:

- reduce sprawl and manage growth;
- balance built and natural environments;
- improve the pedestrian friendly, Active Transportation system;
- provide places for nature and wildlife, for outdoor recreation and education, for working forests and local agricultural production; and
- maintain an economically viable community.

The Greenway vision includes prohibiting a proliferation of highway facing signage, ensuring a naturalized vegetated landscape in and adjacent to the I-90 ROW, creating interconnected trails for walkers and cyclist adjacent to or across the I-90 corridor, and architectural design adjacent to I-90 that exemplifies uniquely Pacific Northwest design.

**LU Policy H1** Encourage and develop municipal facilities such as libraries, parks, culture, recreation and education facilities, in a fashion that does not overextend the community's ability to pay for needed facilities or decrease service levels below locally established minimum standards.

**LU Policy H2** Maintain development regulations that promote compatibility between uses, retain desired neighborhood character, ensure adequate light, air and open space, protect and improve environmental quality and manage potential impacts on public facilities and services by addressing features such as pervious surface ratios, density, setbacks, height, location of garages and parking areas, design standards, landscaping, and pedestrian linkages.

- LU Policy H3** Require provision of the City's level of service for public services and public facilities and concurrent transportation facilities as a requirement of development approval within the City's Urban Growth Area.
- LU Policy H4** Encourage new trails and viewing points along Issaquah Creek while being sensitive to existing single family residential areas.
- LU Policy H5** Continue the use of transfer of development rights (TDR) on a site-specific basis.
- LU Policy H6** Ensure the design of arterials through neighborhoods does not take precedence over the preservation of the character of residential neighborhoods, open space and safety.
- LU Policy H7** Maintain the character of adjacent land uses by providing the highest degree of noise buffering and visual screening from principal arterials that are proposed near residential neighborhoods or designated permanent open space, environmentally sensitive lands and existing wildlife corridors areas.
- LU Policy H8** Ensure arterials and access to arterials do not increase the pressure for development or increased land use densities in adjacent sensitive areas or rural/residential and parks/wilderness lands.
- LU Policy H9** Preserve, to the extent possible while achieving other City goals, existing views of the Issaquah Alps, Mount Rainier and the Sammamish Plateau from public spaces including circulation facilities, parks and open space using methods such as increasing distances between high-rise buildings, retaining or creating view corridors, and strategic placement of building bulk or height.
- LU Policy H10** Minimize the view impact of hillside development from the valley floor and other hillsides by strategically integrating the architecture, siting and landscaping into the natural environment. Techniques might include:
- using color hues which help buildings blend into the forested hillsides;
  - using non-reflective surfaces to reduce glare;
  - shifting buildings so they are not in a horizontal row; or
  - strategically locating trees and other landscaping to reduce perceived bulk and retain the forested hillside appearance.
- LU Policy H11** Strive to create connected wildlife corridors that link to protected areas adjacent to the City limits. Wildlife corridors include the City's stream buffers, shoreline areas, natural open spaces, Native Growth Protection Areas, wetlands, steep slopes, forested hillsides and other natural areas.
- LU Policy H12** Ensure development agreements and applicable codes enable development along the I-90 corridor in a manner that enhances the Mountains to Sound Greenway through preservation and restoration of the scenic beauty along the corridor.

**LU Goal I. Maintain and create a diversity of high quality places to live, work, shop and recreate.**

- LU Policy I1** Establish innovative development regulations which result in diverse housing needed to meet the growing demand for moderate and low cost housing and to create a jobs-housing balance.
- LU Policy I2** Municipal operations will be dedicated to enhancing the community's water and air quality, protection of critical areas and water resources, and provision of efficient public services to maximize public safety.
- LU Policy I3** Allow for neighborhood hubs and mixed use developments containing small scale commercial, retail and office uses in residential areas that are intended to serve neighborhood residents.
- LU Policy I4** Encourage reuse or remodeling of residential units rather than demolition, where appropriate, through development incentives or land use regulations.
- LU Policy I5** Consider the designation and protection of historic sites in project development and final environmental and design decisions.
- LU Policy I6** Encourage preservation, restoration, and appropriate adaptive reuse of historic properties to serve as tangible reminders of the area's history and cultural roots.

**healthy communities**

**LU Goal J. Ensure a connected development pattern that enhances community access and promotes physical, social and mental well-being so that all people can live healthier and more active lives.**

- LU Policy J1** Encourage a well-distributed system of commercial uses that serve the needs of residential neighborhoods, workplaces and the greater Issaquah community and are easily accessible via nonmotorized travel.
- LU Policy J2** Inspire a community where pedestrians are priority, where buildings and open space are openly inter-related, where the site and design make a positive contribution to the Public Realm.
- LU Policy J3** Provide community gathering places in recreation facilities and park sites throughout the city and encourage development of new community gathering places, including Central Issaquah and Olde Town.
- LU Policy J4** Design and build Issaquah's public buildings to enhance their function as community gathering spaces.
- LU Policy J5** Design and create trails, sidewalks, bikeways and paths to increase connectivity for people by providing comfortable, direct or convenient links

between:

- a. Residential neighborhoods
- b. Schools
- c. Recreation facilities and parks
- d. Employment centers
- e. Shopping and service designations
- f. Community gardens, and
- g. Transit

## centers

**LU Goal K. Focus and promote office, housing and retail development in the Urban Core Regional Growth Center.**

### discussion

The Urban Core was certified as a Regional Growth Center by the Puget Sound Regional Council (PSRC) in June, 2015. By 2040, the four county region is expected to reach a population of 5 million people (an increase from 3.2 million in 2007). PSRC anticipates most growth will be in Regional Growth Centers. Concentrating growth in centers allows cities and other urban service providers to maximize the use of existing infrastructure, make more efficient and less costly investments in new infrastructure, and minimize the environmental impact of urban growth. Centers create improved accessibility and mobility for walking, biking, and transit, and as a result play a key transportation role in the region.

**LU Policy K1** Maintain the Urban Core as the major retail, service, and entertainment area for the City. Ensure that other commercial areas in the City enhance the Urban Core and help to meet other community commercial and residential needs.

**LU Policy K2** Consider policies that prioritize funding for the Urban Core Regional Growth Center for transportation, public spaces, and other investments necessary to further support development of the Center.

## resource lands

**LU Goal L. Maintain opportunities for resource lands, uses or activities – forest, agricultural and mineral; encourage compatible uses adjacent to resource lands which support the use of the resource; and minimize conflicts among uses.**

### discussion

The State Growth Management Act's Planning LU Goals (RCW 36.70A.020) include, "(8) *Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.*" Sections of Issaquah's City boundary are also the Urban Growth Boundary, so there continues to be natural resource-based industries adjacent to the community. Privately owned wooded land exists today within and adjacent to the City limits that could be logged using a Forest Practices Permit through the State Department of Natural Resources. Since timber harvesting could affect adjacent lands, streams, slopes and wetlands, it is important for Issaquah to be aware of Forest Practices Permits in the review stage to be sure

that any potential negative impacts are mitigated. Issaquah also has mineral resources within the City limits, and has used pre-development activities of clearing, grading and site preparation to extract as much of the mineral resource (gravel) as possible before the site is being developed as another use.

- LU Policy L1** When feasible during redevelopment, consider lands within the Issaquah Creek and Tibbetts Creek Valleys, which are identified as having "prime" agricultural soils, to include small scale agricultural uses such as P-Patches or Community Gardens as amenities within the development proposal and as part of the community goal of sustainable food access and security (Human Services Goal B). Such agricultural uses shall use best management practices to protect water quality and potential fish/wildlife habitat of the adjacent stream.
- LU Policy L2** Conserve productive forest resource lands and ensure that forest practices use best management practices to protect surface water quality and potential fish and wildlife habitat of adjacent streams, and minimize impact to the Issaquah viewscape of forested hillsides.
- LU Policy L3** Exercise the option to impose a six year development restriction for forest landowners who do not state their intent to convert at the time of Forest Practice application. For cases in the City's PAA where land under development restriction is sold, the City shall encourage King County to develop means to ensure the buyers are alerted to the development restrictions.
- LU Policy L4** Realize the mineral resource potential of any property already within the City through pre-development activities (for example, clearing, grading and site preparation). In this regard, the City's 1990 "Mineral Resource Lands" designation, for purposes of RCW 36.70A.170, designates properties with mineral resource potential to be realized through pre-development activities.
- LU Policy L5** Coordinate with Washington State Department of Natural Resources and King County to ensure the conservation of forest resource lands, compliance with Forest Practice Act permit requirements, and implementation of best management practices.
- LU Policy L6** Require mineral extraction and processing operations and agricultural practices to implement Best Management Practices to reduce environmental impacts and mitigate any remaining impacts in accordance with RCW 78.44. The City's concept of best management practices includes provisions in the Basin Plan and Wellhead Protection Plan.

#### regional coordination and annexation policies

**LU Goal M. Work with local and regional agencies and all affected parties during the annexation process.**

## discussion

Since Issaquah's Comprehensive Plan in response to GMA was adopted in 1995, the majority of Potential Annexation Areas have been brought into the City. Many of these areas have helped the City to accommodate State job and housing targets, including Issaquah Highlands and Talus. Other PAAs, like Lake Sammamish State Park, were brought into the City for other community needs such as recreation and open space. East Cougar Mountain PAA is 588 acres, reduced from 776 acres in 2016 through Issaquah's request to King County to remove the entire area from Issaquah's PAA. Issaquah remains firm that this area should be removed from Issaquah's PAA and the Urban Growth Boundary for several reasons: the area is not suitable for urban growth due to environmental constraints and difficulty in the provision of urban services; the area is no longer necessary to accommodate Issaquah's urban growth targets; and, the area is not characterized by urban development or served by public sewers. East Cougar Mountain PAA includes low density housing adjacent to Montreux, slopes and critical areas.

- LU Policy M1** Respond to community initiatives for annexation.
- LU Policy M2** Inform property owners in annexation areas and the City of the potential benefits, obligations and requirements which may be imposed prior to and as a result of annexation.
- LU Policy M3** Work with annexation proponents to develop annexation boundaries which follow logical community and geographic boundaries.
- LU Policy M4** Coordinate with adjacent jurisdictions, property owners within an annexation area and special purpose districts to ensure the efficient provision of urban services during the annexation transition period.
- LU Policy M5** Proactively coordinate with regional jurisdictions and agencies to ensure that regional funding priorities do not overlook the needs of Issaquah.
- LU Policy M6** Work with King County to analyze the benefits and disadvantages of moving the Urban Growth Boundary to remove the East Cougar Mountain PAA.

**LU Goal N. Annex the City's Potential Annexation Areas to ensure compatibility with City development regulations and to provide for public services, public facilities and concurrent transportation facilities at the City's level of service. Recognize that some PAAs provide other community expansion solutions other than development potential.**

- LU Policy N1** Establish an interlocal agreement with King County regarding the development of land within the City's Potential Annexation Areas which defines the potential land use, zoning, growth phasing, urban services, design standards, impact mitigation requirements, and conformance with the Countywide Planning Policies. For those PAAs which are largely undeveloped, annexation to the City should be encouraged prior to development review and permitting within the County. However, if the development commences prior to annexation to the City, the interlocal shall require that the development review and permit approval for subsequent

projects within these undeveloped areas be done by the City.

- LU Policy N2** Annex PAAs prior to or concurrently with development review and permitting in order to receive the full range of City services and ensure compatibility with City standards and development regulations. The timing of development shall be determined by existing City policies including Level of Service and development standards.
- LU Policy N3** Provide urban services prior to occupancy of new development at the City's level of service (LOS) when the annexation process and development review process are occurring concurrently. Additionally, define a schedule and financing plan to correct existing service deficiencies through the annexation process. Transportation deficiencies should be addressed within six years from the time of annexation.
- LU Policy N4** Require annexation before extending City utilities, except extensions made outside the City in response to a health emergency or threat to the City aquifer or other City resources.
- LU Policy N5** Ensure the ability of the annexation area to pay its determined fair share of required services.
- LU Policy N6** Ensure annexation of a PAA would not have a negative financial impact on the City.
- LU Policy N7** Ensure the annexation area is able to help meet necessary residential or commercial/industrial expansion needs of the City and/or, in some cases, provide solutions to other community concerns such as aquifer protection, open space provision or the efficient provision of public services. Annexation should also provide for parks and other community amenities and allow for a variety of housing to meet the community's needs.
- LU Policy N8** Control impacts of development on the following when annexing.
- land use, including density, design, signage, landscaping and open space provisions;
  - surface and groundwater (wellhead protection and aquifer recharge area and flooding);
  - critical areas and natural resources;
  - parks and recreation;
  - utilities;
  - transportation;
  - housing;
  - schools;
  - economic vitality; and
  - Issaquah's Treasures.
- LU Policy N9** Consider mutual benefit the annexation area is able to City residents and the annexation area to: enhance the provision of the items listed in the above



criteria; to lessen impacts to all of the items listed in above criteria (Policy N8); manage impacts; and provide local representation.

**LU Policy N10** Extend urban services to the annexation area while maintaining the existing LOS for city residents.

**LU Policy N11** Discourage the provision of interim infrastructure or services in designated urban areas in the City's PAAs such as community drain fields and water systems or individual wells and septic systems.

## implementation

**LU Goal O. Measure the effectiveness and success of the Comprehensive Plan in achieving community visions, goals and policies.**

### discussion

Achieving the visions of the Issaquah community for how our City should look, feel and function is dependent on implementation of the goals and policies adopted in this document. While there are not sufficient resources to accomplish all of the implementation strategies simultaneously, the City can make progress to carry out the Comprehensive Plan by identifying priorities and necessary resources. The City has established a list of Implementation Strategies (Appendix B) that are needed to accomplish the Community vision within the Comprehensive Plan, and although not complete, the list is intended to be used as a tool for prioritizing City resources, including budget and staff time. Additionally, the City cannot accomplish all the implementation strategies alone. As part of a much larger and growing metropolitan area, issues such as growth rates, housing supply and demand, and transportation systems require cooperation and partnerships with the public and private sectors as well as local, state and federal agencies.

**LU Policy O1** Ensure Comprehensive Plan goals and policies are accompanied by related and required implementing actions, including but not limited to those listed in the Implementation Strategy (Appendix B).



Table L-5 Population and Household Projection

				Current Population <sup>1</sup> and Households (HH)			Estimated Population & Household Growth <sup>2,3,4,7</sup> April 2, 2019, to April 1, 2040											
	OFM Average			As of April 1, 2019			Estimated April 1, 2025			Estimated April 1, 2030			Estimated April 1, 2035			Estimated April 1, 2040		
Area	Occup.	Persons/ HH	Acreage <sup>5</sup>	Units	HH	Population	Units	HH	Population	Units	HH	Population	Units	HH	Population	Units	HH	Population
	Rate	HH				Units x Occup	HHX Persons/HH		Units x Occup.	HHX Persons/HH		Units x Occup.	HHX Persons/HH		Units x Occup.	HHX Persons/HH		Units x Occup.
Issaquah minus Villages & CI Area <sup>7</sup>	0.95	2.31	5,093	10,174	9,702	22,407	11,191	10,671	24,646	12,115	11,553	26,681	13,116	12,507	28,885	14,199	13,540	31,271
Central Issaquah Outside Urban Core	0.95	2.31	883	1,094	1,043	2,409	2,300	2,193	5,065	2,650	2,527	5,836	3,000	2,861	6,607	3,300	3,147	7,268
Central Issaquah Urban Core and Rowley <sup>4</sup>	0.95	2.31	1,154	0	0	0	360	343	793	460	439	1,013	560	534	1,233	860	820	1,894
Highlands <sup>2</sup>	0.95	2.31	78	4,070	3,881	8,964	4,547	4,336	10,014	4,550	4,339	10,021	4,550	4,339	10,021	4,550	4,339	10,021
Talus <sup>3</sup>	0.95	2.31	918	1,165	1,111	2,566	1,287	1,227	2,834	1,287	1,179	2,724	1,297	1,237	2,856	1,307	1,246	2,878
Lakeside <sup>8</sup>	0.95	2.31	116	298	284	656	298	284	656	323	308	711	348	332	766	598	570	1,317
Issaquah Total	0.95	2.31	7,742	16,801	16,021	37,186	15,983	19,055	44,009	21,385	20,392	47,097	22,871	21,809	50,369	24,814	23,662	54,649
Estimated Group Quarters <sup>6</sup>				399			439			523			531			575		
Total Estimate				37,585			44,009			47,097			50,369			54,649		
2019 Official OFM Population						37,590												

Population History / Projection																		
OFM & Census	1995	2000	2010	2010 - 2019		2020 - 2025		2026 - 2030		2031 - 2035		2036 - 2040						
	9,530	11,212	30,434	Approx. % increase	23.50%	12.88%		7.02%		6.95%		8.50%						
				Avg. yearly %change	2.61%	2.15%		1.40%		1.39%		1.70%						
Potential Annexation Areas (PAAs)																		
PAA'S	Occup. Rate	Persons/ HH	Acreage	Units	HH	Population	Units	HH	Population	Units	HH	Population	Units	HH	Population	Units	HH	Population
				Units x Occup.	HH x Persons/HH	HH x Persons/HH	Units x Occup.	HH x Persons/HH	HH x Persons/HH	Units x Occup.	HH x Persons/HH	HH x Persons/HH	Units x Occup.	HH x Persons/HH	HH x Persons/HH	Units x Occup.	HH x Persons/HH	HH x Persons/HH
East Cougar Mtn.	0.95	2.31	588	89	85	196	93	89	205	98	93	216	105	100	231	110	105	242
PAA Subtotal	0.95	2.31	588	89	85	196	93	89	205	98	93	216	105	100	231	110	105	242
Issaquah and the PAAs				16,890	16,106	37,781	20,076	19,144	44,214	21,483	20,486	47,313	22,976	21,909	50,600	24,924	23,767	54,891

<sup>1</sup> The Washington State Office of Financial Management (OFM) provided the 2019 Population figures as of July 1, 2019, including the estimated Occupancy Rate and Persons/Household.

<sup>2</sup> Issaquah Highlands includes the WSDOT TDR (excluding Bellevue College), Zero Energy (Z-home), TOD (YWCA) Development Agreement areas. Unit numbers for 2018 are based on existing conditions. Unit projections after 2018 are based on unbuilt residential entitlement that was allowed under the Development Agreement.

<sup>3</sup> Talus unit numbers are based on existing conditions. The Development Agreement was terminated in June 2018. This change has been reflected in the 2019 update. Unit projections after 2018 are based on unbuilt residential entitlement that remained under the Development Agreement.

<sup>4</sup> Rowley unit projections are for planning purposes only and may not reflect the intentions of Rowley Properties, Inc. The entitled total is 1,060 units over the 30-year buildout (2041). The minimum number of units is 500, required if a certain amount of

<sup>5</sup> Citywide right-of-way areas are not included in the acreage calculations.

<sup>6</sup> Group Quarters include facilities such as dormitories, nursing homes etc. Estimate is updated annually and includes the Urban Villages. Projections are based on an average 1.6 % yearly increase.

<sup>7</sup> Future estimates reflects a rate of growth in Issaquah (minus Central Issaquah and the Urban Villages) and in Central Issaquah outside the Urban Core of 1.6% per year. There are no units currently in the Central Issaquah Urban Core or Rowley and no units are in the pipeline until 2020.

<sup>8</sup> Lakeside unit projections are forecasted to grow by 1.6% beginning 2025. The entitled number of units is a maximum of 1,200 units over the 30-year buildout (2043).

Table L-5 Population and Household Projection																						
				Current Population <sup>1</sup> and Households (HH)			Estimated Population & Household Growth <sup>2,3,4,7</sup> April 2, 2020, to April 1, 2040															
	OFM Average			As of April 1, 2020			Estimated April 1, 2025			Estimated April 1, 2030			Estimated April 1, 2035			Estimated April 1, 2040						
Area	Occup.	Persons/ HH	Acreage <sup>5</sup>	Units	HH	Population	Units	HH	Population	Units	HH	Population	Units	HH	Population	Units	HH	Population				
	Rate																					
					Units x Occup	HH X Persons/HH			Units x Occup.		HH X Persons/HH			Units x Occup.	HH X Persons/HH			Units x Occup.	HH X Persons/HH		Units x Occup.	HH X Persons/HH
Issaquah minus Villages & CI Area <sup>7</sup>	0.95	2.31	5,093	10,174	9,702	22,407	11,191	10,671	24,646	12,115	11,553	26,681	13,116	12,507	28,885	14,199	13,540	31,271				
Central Issaquah Outside Urban Core	0.95	2.31	383	1,094	1,043	2,409	2,300	2,193	5,065	2,650	2,527	5,836	3,000	2,861	6,607	3,300	3,147	7,268				
Central Issaquah Urban Core and Rowley <sup>4</sup>	0.95	2.31	1,154	0	0	0	360	343	793	460	439	1,013	560	534	1,233	860	820	1,894				
Highlands <sup>2</sup>	0.95	2.31	78	4,070	3,881	8,964	4,547	4,336	10,014	4,550	4,339	10,021	4,550	4,339	10,021	4,550	4,339	10,021				
Talus <sup>3</sup>	0.95	2.31	918	1,165	1,111	2,566	1,287	1,227	2,834	1,287	1,179	2,724	1,297	1,237	2,856	1,307	1,246	2,878				
Lakeside <sup>8</sup>	0.95	2.31	116	298	284	656	298	284	656	323	308	711	348	332	766	598	570	1,317				
Issaquah Total	0.95	2.31	7,742	17,424	16,623	38,341	19,983	18,983	43,844	21,385	20,316	46,921	22,871	21,809	50,369	24,814	23,662	54,649				
Estimated Group Quarters <sup>6</sup>				349			384			457			464			503						
Total Estimate				38,690			43,844			46,921			50,369			54,649						
2020 Official OFM Population						38,690																

Population History / Projection									
OFM & Census	1995	2000	2010	2010 - 2020		2021 - 2025		2026 - 2030	
				Approx. % increase	23.50%	12.88%		7.02%	
				Avg. yearly %change	2.61%	2.15%		1.40%	

Potential Annexation Areas (PAAs)																		
PAA'S	Occup.	Persons/	Acreage	Units	HH	Population	Units	HH	Population	Units	HH	Population	Units	HH	Population	Units	HH	Population
	Rate	HH																
					Units x Occup.	HHX Persons/HH		Units x Occup.	HHX Persons/HH		Units x Occup.	HHX Persons/HH		Units x Occup.	HHX Persons/HH		Units x Occup.	HHX Persons/HH
East Cougar Mtn.	0.95	2.31	588	89	85	196	93	89	205	98	93	216	105	100	231	110	105	242
PAA Subtotal	0.95	2.31	588	89	85	196	93	89	205	98	93	216	105	100	231	110	105	242
<b>Issaquah and the PAAs</b>				<b>17,513</b>	<b>16,708</b>	<b>38,886</b>	<b>20,076</b>	<b>19,072</b>	<b>44,049</b>	<b>21,483</b>	<b>20,409</b>	<b>47,137</b>	<b>22,976</b>	<b>21,909</b>	<b>50,600</b>	<b>24,924</b>	<b>23,767</b>	<b>54,891</b>

<sup>1</sup> The Washington State Office of Financial Management (OFM) provided the 2020 Population figures as of July 1, 2020, including the estimated Occupancy Rate and Persons/Household.

<sup>2</sup> Issaquah Highlands includes the WSDOT TDR (excluding Bellevue College), Zero Energy (Z-home), TOD (YWCA) Development Agreement areas. Unit projections after 2018 are based on unbuilt residential entitlement that was allowed under the Development Agreement.

<sup>3</sup> Talus units numbers are based on existing conditions. The Development Agreement was terminated in June 2018. Unit projections after 2018 are based on unbuilt residential entitlement that remained under the Development Agreement.

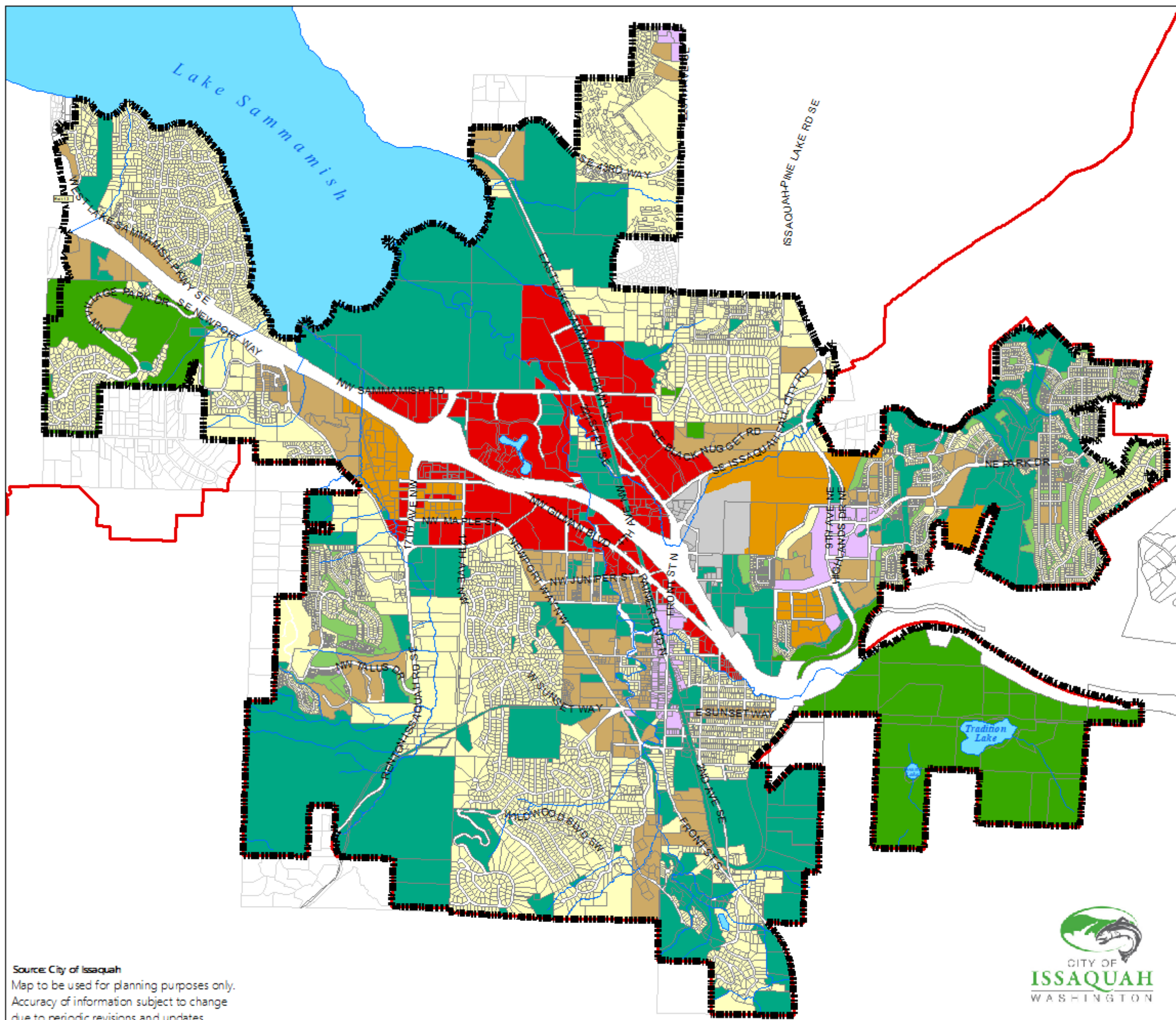
<sup>4</sup> Rowley unit projections are for planning purposes only and may not reflect the intentions of Rowley Properties, Inc. The entitled total is 1,060 units over the 30-year buildout (2041). The minimum number of units is 500, required if a certain amount of commercial is

<sup>5</sup> Citywide right-of-way areas are not included in the acreage calculations.

<sup>6</sup> Group Quarters include facilities such as dormitories, nursing homes etc. Estimate is updated annually and includes the Urban Villages. Projections are based on an average 1.6 % yearly increase.

<sup>7</sup> Future estimates reflects a rate of growth in Issaquah (minus Central Issaquah and the Urban Villages) and in Central Issaquah outside the Urban Core of 1.6% per year. There are no units currently in the Central Issaquah Urban Core or Rowley and no units are in the pipeline until 2020.

<sup>8</sup> Lakeside unit projections are forecasted to grow by 1.6% beginning 2025. The entitled number of units is a maximum of 1,200 units over the 30-year buildout (2043).



- CityLimits**  
 Urban Growth Area
- Land Use Designations**
- Conservancy
  - Community Facilities
  - Community Facilities Privately Owned
  - Low Density Residential
  - Multifamily Residential
  - Retail
  - Commercial
  - Mixed Use
  - Urban Village

Land Use Designations	Comparable Zoning Districts	
Conservancy	TP-NRCA	Tradition Plateau - Natural Resource Conservation Area
	C-REC	Conservancy Recreation
Community Facilities	CF-OS	Community Facilities - Open Space
	CF-R	Community Facilities - Recreation
	CF-F	Community Facilities - Facilities
Community Facilities Privately Owned	CF-OSPO	Community Facilities - Open Space Privately Owned
	CF-RPO	Community Facilities - Recreation Privately Owned
	CF-FPO	Community Facilities - Facilities Privately Owned
Low Density Residential	C-RES	Conservancy Residential - 1 du/5 acres
	SF-E	Single Family Estates - 1.24 du/acre
	SF-S	Single Family Suburban - 4.5 du/acre
	SF-D	Single Family Duplex - 7.26 du/acre
	SF-SL	Single Family Small Lot - 7.26 du/acre
	UVSF-0	Urban Village - Single Family, Zoning Cap 0 du/lot
	UVSF-1	Urban Village - Single Family, Zoning Cap 1 du/lot
Multifamily Residential	MF-M	Multifamily Medium - 14.52 du/acre
	MUR	Mixed Use Residential - 14.52 du/acre
	MF-H	Multifamily High - 29 du/acre
	VR	Village Residential
	UV-MF	Urban Village - Multifamily
	UV-MUR	Urban Village - Mixed Use Residential
Retail	CBD	Cultural and Business District
	PO	Professional Office
	UV-COM/RET	Urban Village - Commercial / Retail
	UV-O	Urban Village - Office
	UV-VC	Urban Village - Village Center
Mixed Use	UC	Urban Core
	MU	Mixed Use
	MU-CI	Mixed Use - Central Issaquah
Commercial	IC	Intensive Commercial
	IC-CI	Intensive Commercial - Central Issaquah
	M	Mineral Resources
Urban Village	UV	Urban Village - The UV designation recognizes that master planning of larger parcels provides the opportunity for mixed use development, clustering, phasing of infrastructure, and protection of critical areas. The UV designation is implemented by the adoption of a UV development agreement and UV zoning by City Council, or when the City Council authorizes the negotiation of a development agreement and sets specific goals that will support the public interest and are consistent with the Comprehensive Plan. A UV development agreement has been adopted for Issaquah Highlands (UV), Rowley (UV-R), and Lakeside (UV-L).
	UV-R	
	UV-L	

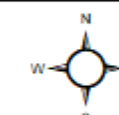


Figure L-1  
 Land Use Designations  
 Ordinance #2894  
 Effective Date 12/25/2019

Source: City of Issaquah  
 Map to be used for planning purposes only.  
 Accuracy of information subject to change  
 due to periodic revisions and updates.





LEGEND

— Subarea Boundaries

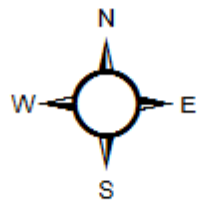
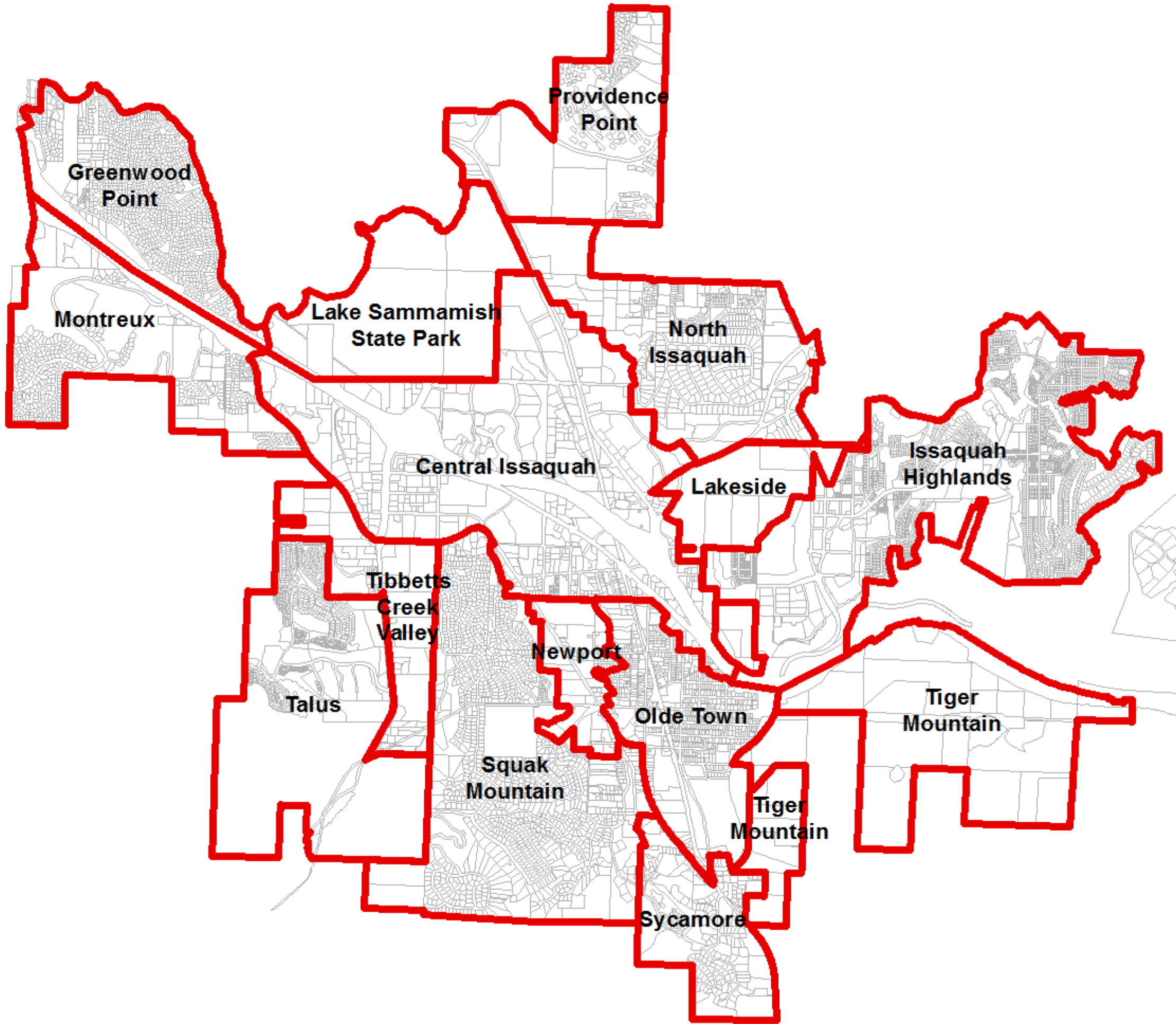
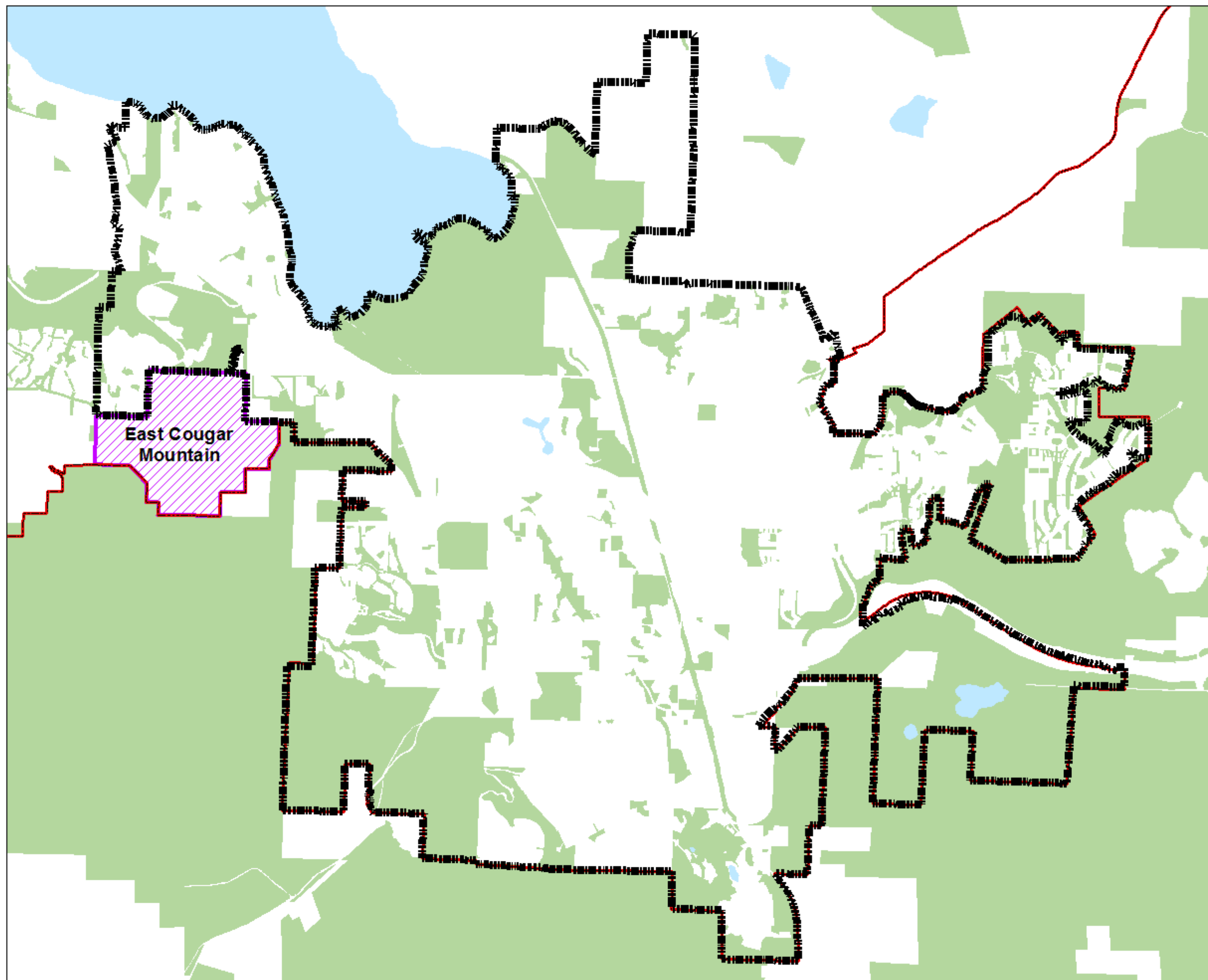


Figure L-2  
**Subareas**  
Ordinance #2741  
Effective Date: 6/30/2015



- Current City Limit
- Urban Growth Area
- East Cougar Mountain
- Parks and Open Space

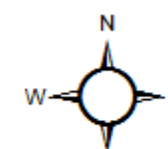


Figure L-3  
Potential Annexation  
Areas

Ordinance #2810  
Effective Date 10/25/2017



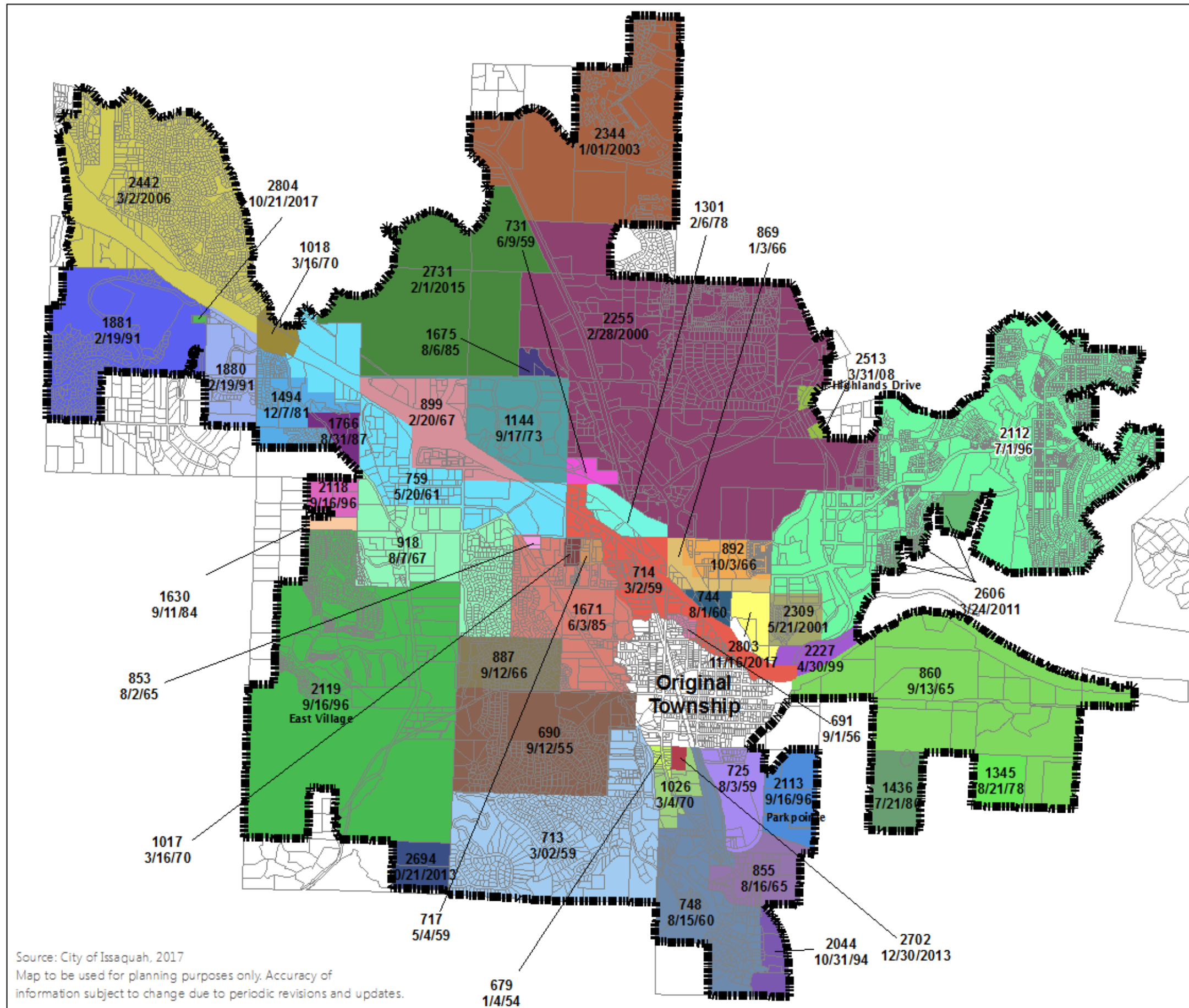
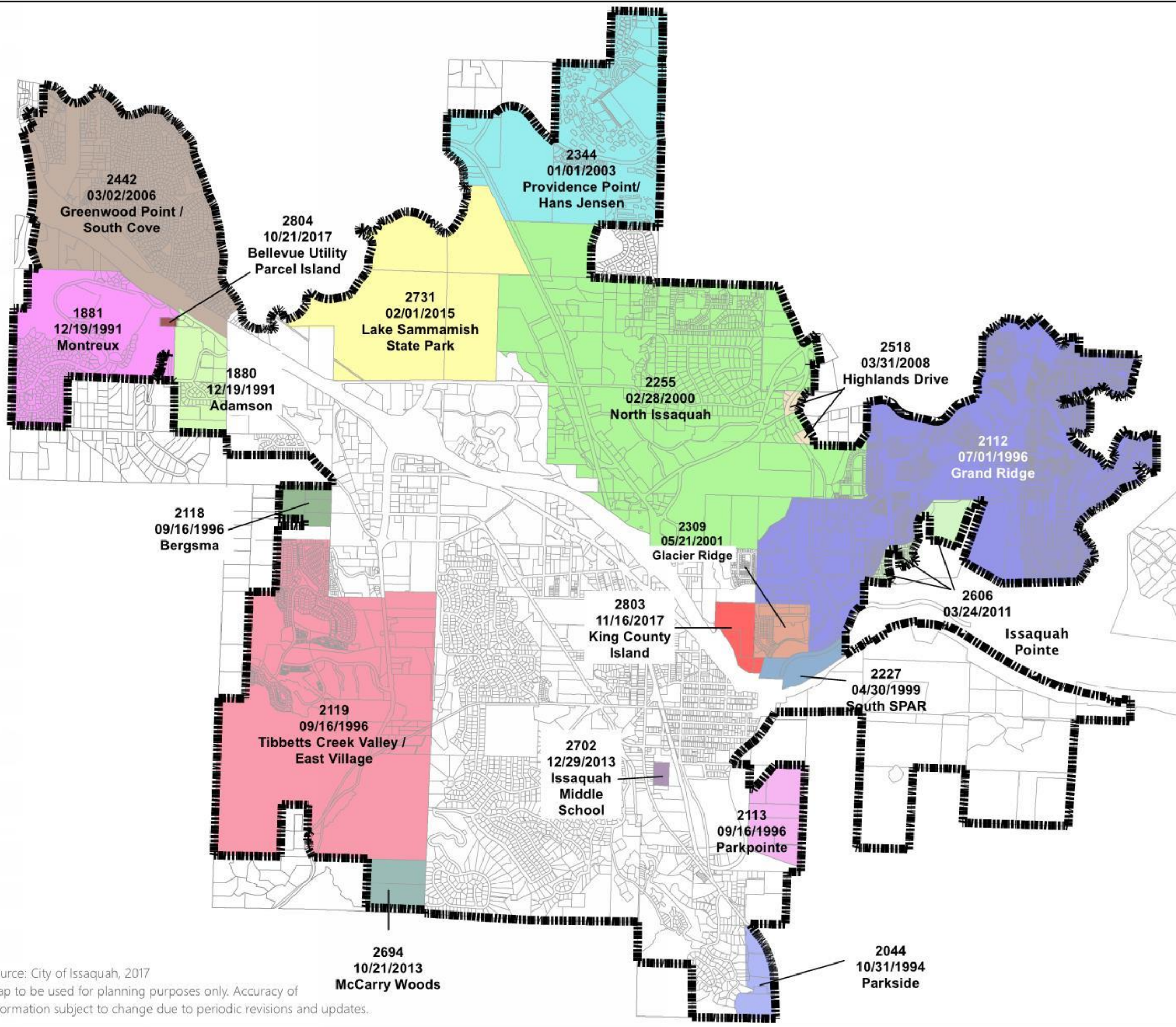


Figure L-4  
Annexation History

Ordinance #2810  
Effective Date 10/25/2017





Ordinance	Effective Date	Name	Acres	Number of Housing Units	Estimated Population at Annexation
1880	2/19/1991	Adamson	60.00	0	14
1881	2/19/1991	Montreux	279.00	0	0
2044	3/31/1994	Parkside	32.70	0	9
2112	7/1/1996	Grand Ridge (Issaquah Highlands)	870.00	0	0
2113	9/16/1996	Park Pointe	67.50	0	0
2118	9/16/1996	Bergsma	27.50	0	0
2119	9/16/1996	Tibbetts Creek Valley / East Village (Talus)	760.00	0	84
2227	4/30/1999	SPAR	20.50	0	0
2255	2/28/2000	North Issaquah	1024.00	481	973
2309	5/21/2001	Glacier Ridge (Issaquah Highlands Expansion Area)	68.00	0	0
2344	1/1/2003	Providence Point / Hans Jensen	414.00	1154	1443*
2442	3/2/2006	Greenwood Point / South Cove	403.00	1565	3712
2518	3/31/2008	Highlands Drive	9.00	1	0
2606	3/24/2011	Issaquah Pointe	35.00	0	0
2694	10/7/2013	McCarry Woods (Issaquah 69)	40.00	0	0
2702	12/16/2013	Issaquah Middle School	5.45	0	0
2731	2/1/2015	Lake Sammamish State Park	380.00	0	0
2803	11/16/2017	King County Island	27.85	0	0
2804	10/21/2017	Bellevue Utility Parcel Island	1.87	0	0

Source: Washington State Office of Financial Management

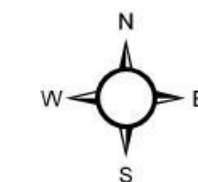


Figure L-5  
Annexation History  
Since 1990  
Ordinance #2810  
Effective Date 10/25/2017

Source: City of Issaquah, 2017  
Map to be used for planning purposes only. Accuracy of information subject to change due to periodic revisions and updates.